

AVAILABLE ON A MANAGED OR CONVENTIONAL LEASED BASIS

CBRE NI
PART OF THE AFFILIATE NETWORK

VICTORIA HOUSE



TO LET

High specification Fully Fitted Grade A City Centre Office Accommodation.
Victoria House, 15-27 Gloucester Street, Belfast BT1 4LS

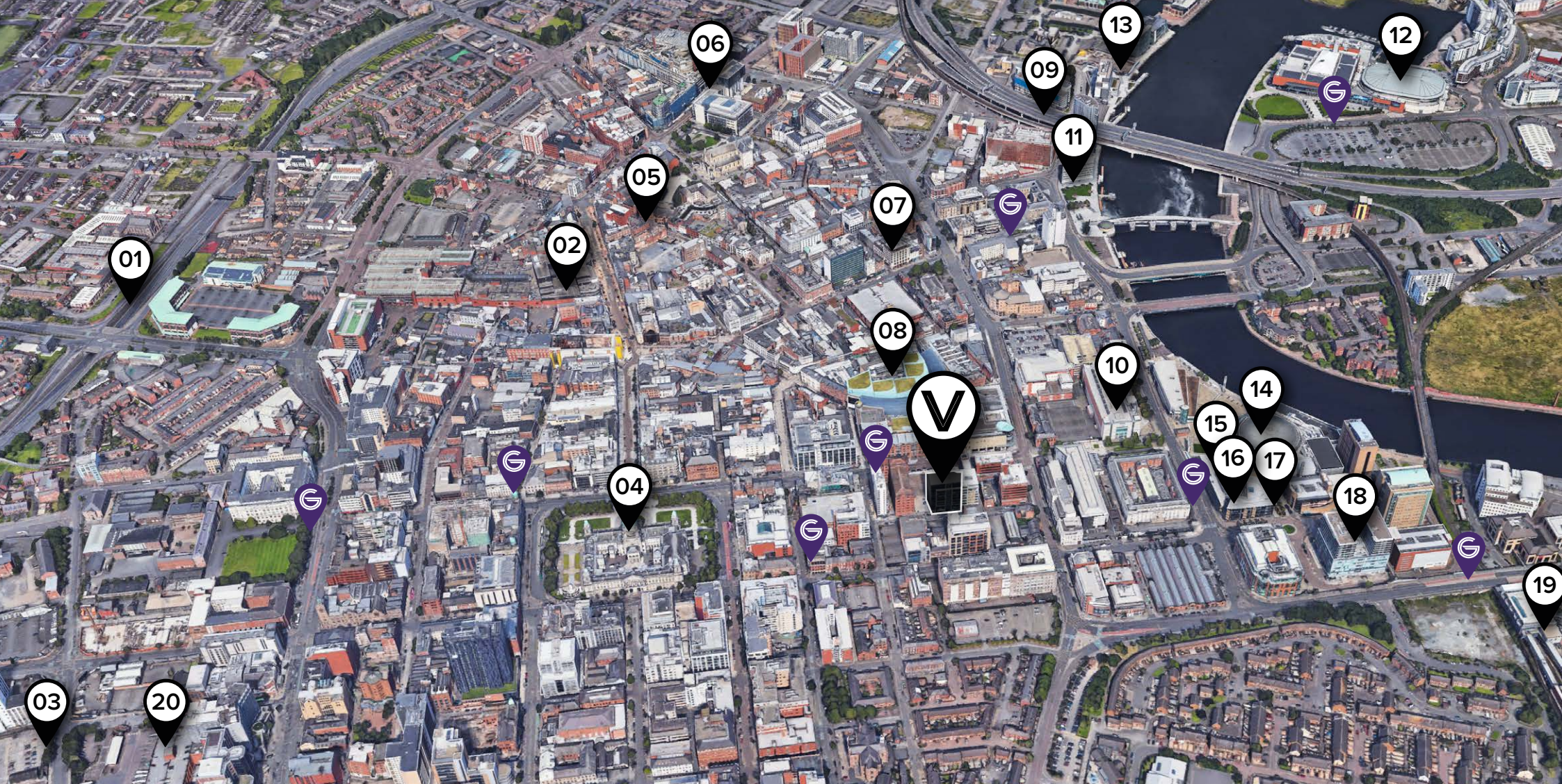


High specification Fully Fitted Grade A City Centre Office Accommodation.
VICTORIA HOUSE, 15-27 Gloucester Street, Belfast BT1 4LS

CBRE NI
PART OF THE AFFILIATE NETWORK

PROPERTY SUMMARY

- Excellent city centre location with a full range of amenities nearby
- Public transport nearby and secure on-site cycling facilities
- Fully fitted Grade A office accommodation from 2,045 sq ft
- Immediately available on a managed or conventional leased basis
- Recently refurbished entrance foyer
- Flexible lease terms available
- Planned ongoing rolling investment program for the building



- 01. Westlink
- 02. CastleCourt
- 03. Weavers Cross Transport Hub
- 04. City Hall
- 05. Tribeca
- 06. Ulster University

- 07. Cathedral Quarter
- 08. Victoria Square
- 09. M3 Motorway
- 10. Laganside Court
- 11. Allen & Overy
- 12. Odyssey Pavilion

- 13. Baker McKenzie
- 14. ICC
- 15. KPMG
- 16. Bank of London
- 17. Pinsent Mason
- 18. Land & Property Services

- 19. Lanyon Rail Station
(Soon to be Grand Central Bus and Rail Station)
- 20. Great Victoria Street
Bus and Rail Station
(Soon to be Grand Central Bus and Rail Station)



Glider

V High specification Fully Fitted Grade A City Centre Office Accommodation.
VICTORIA HOUSE, 15-27 Gloucester Street, Belfast BT1 4LS

CBRE NI
PART OF THE AFFILIATE NETWORK



LOCATION

Victoria House is located within the heart of Belfast City Centre, a short distance from the City Centre retail core, the Laganside Law Courts/Bar Library and 150 metres from Victoria Square.

Prominently located on Gloucester Street the subject is a short distance from both the main city centre bus terminus at Belfast City Hall and almost equidistant between the Great Victoria Street Bus and Rail Station and Lanyon Rail Station.

An abundance of both public and private surface and car multi-storey parks are conveniently located within a few minutes walk of Victoria House.



DESCRIPTION

Victoria House is a striking office building comprising a stunning fully glazed frontage and consisting of ground and ten upper floors of Grade A office accommodation. The property is unique from a Belfast perspective as there are no internal structural columns interrupting the open plan floor plates therefore maximising the efficiency of the floor.

Occupiers within the building include Visa, VANRATH, Zurich and Arthur Cox Solicitors.

VICTORIA HOUSE 15-17 GLOUCESTER STREET

10TH	SUITE A: ZURICH INSURANCE GROUP SUITE B: KEENAN CP
9TH	CYBERSOURCE
8TH	VANRATH
7TH	THE REGULATION AND QUALITY IMPROVEMENT AUTHORITY
6TH	ORACLE
5TH	CYBERSOURCE (RECEPTION)
4TH	ARTHUR COX
3RD	ARTHUR COX
2ND	ARTHUR COX (RECEPTION)
1ST	THE ROYAL NATIONAL INSTITUTE OF BLIND PEOPLE (NORTHERN IRELAND)
GF	

VICTORIA HOUSE 15-17 GLOUCESTER STREET

10TH	SUITE A: ZURICH INSURANCE GROUP SUITE B: KEENAN CP
9TH	CYBERSOURCE
8TH	VANRATH
7TH	THE REGULATION AND QUALITY IMPROVEMENT AUTHORITY
6TH	ORACLE

5TH	CYBERSOURCE (RECEPTION)
4TH	ARTHUR COX
3RD	ARTHUR COX
2ND	ARTHUR COX (RECEPTION)
1ST	THE ROYAL NATIONAL INSTITUTE OF BLIND PEOPLE (NORTHERN IRELAND)
GF	THE ROYAL NATIONAL INSTITUTE OF BLIND PEOPLE (NORTHERN IRELAND)

V High specification Fully Fitted Grade A City Centre Office Accommodation.
VICTORIA HOUSE, 15-27 Gloucester Street, Belfast BT1 4LS

CBRE NI
PART OF THE AFFILIATE NETWORK



KEY ATTRIBUTES

- Feature entrance foyer
- Floor to ceiling glazing to front elevation
- 2 high speed passenger lifts to all floors
- Ladies, Gents and Accessible WC's
- Air conditioning (heating and cooling)
- Raised access flooring
- Secure cycle storage
- Shower Facilities
- Front of House Personnel

The ground floor entrance foyer has been recently refurbished.

The fourth floor is fully fitted incorporating a range of open plan and partitioned offices and kitchen/break out area.

The seventh floor can be leased with either a CAT A fitout or with a full CAT A and CAT B fitout to suit individual occupier requirements, subject to the payment of an additional CAT B rent.

VICTORIA HOUSE 15-17 GLOUCESTER STREET BELFAST BT1 4LS	
5TH	CYBERSOURCE (RECEPTION)
4TH	ARTHUR COX
3RD	ARTHUR COX
2ND	ARTHUR COX (RECEPTION)
1ST	THE ROYAL NATIONAL INSTITUTE OF BLIND PEOPLE (NORTHERN IRELAND)
GF	THE ROYAL NATIONAL INSTITUTE OF BLIND PEOPLE (NORTHERN IRELAND)



ACCOMMODATION

Fourth Floor	5,890 sq ft	547.2 sq m
Sixth Floor	5,775 sq ft	536.5 sq m
Seventh Floor	5,775 sq ft	536.5 sq m

*Any floor can be split to fit smaller tenant requirements.

LEASE

TERM

By negotiation.

RENT

£22.50 per Sq Ft, exclusive

RENT REVIEW

5 yearly upwards only.

SERVICE CHARGE

A service charge will be levied to cover the costs of external repairs and management of the property, estimated at approximately £22,500 per annum, per floor for 2024/2025.

INSURANCE

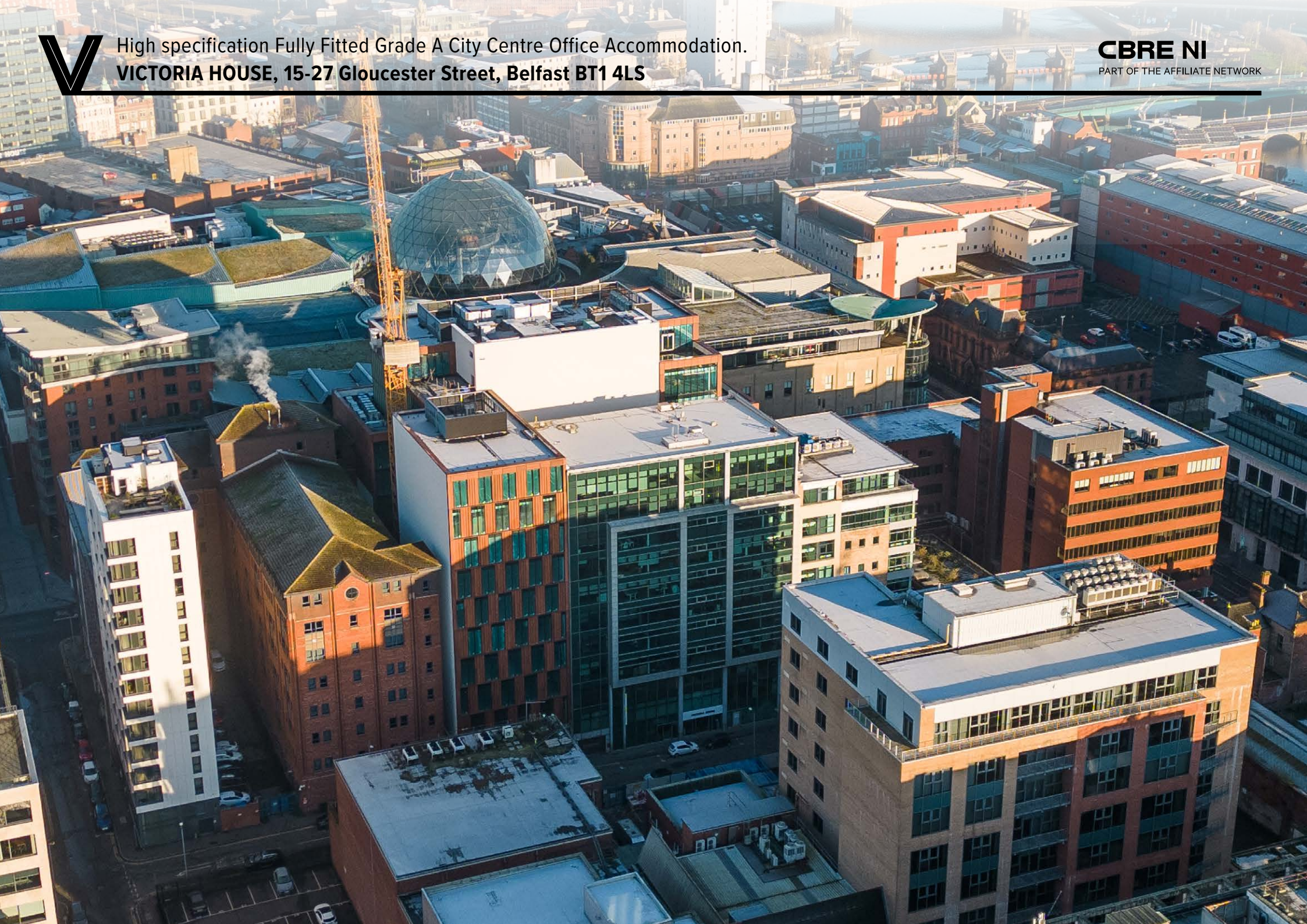
The Tenant will be responsible to reimburse the Landlord with a fair proportion of the building insurance premium.





High specification Fully Fitted Grade A City Centre Office Accommodation.
VICTORIA HOUSE, 15-27 Gloucester Street, Belfast BT1 4LS

CBRE NI
PART OF THE AFFILIATE NETWORK



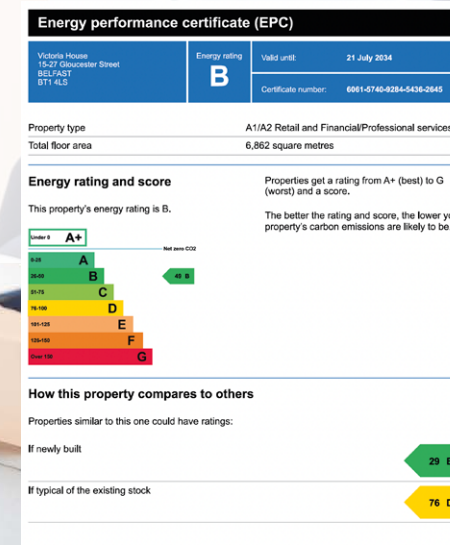
RATES

Floor	Net Annual Value	Rate in the £ 23/24	Rate Payable if applicable
Fourth	£77,200	0.572221	£44,175.46
Sixth	£77,600	0.572221	£44,404.35
Seventh	£79,800	0.572221	£45,663.24

VAT

We have been advised that the subject property is registered for VAT, therefore VAT will be charged in addition to the prices quoted.

EPC



VICTORIA HOUSE

CONTACT

David Wright

T: 077 1168 6101

E: david.wright@cbreni.com

Rory Kelly

T: 075 5776 0331

E: rory.kelly@cbreni.com

The Linenhall,
32-38 Linenhall Street,
Belfast, BT2 8BG

T: 028 9043 8555

www.cbreni.com



CBRE NI

PART OF THE AFFILIATE NETWORK

Disclaimer: These particulars are issued by LDM Belfast Limited t/a CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, LDM Belfast Limited t/a CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither LDM Belfast Limited t/a CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property. Please note all plans and photographs are for identification purposes only. Subject to Contract and Without Prejudice. February 2024.